

# FOR SALE

## INCOME PROPERTY

606 W. Wheatland Rd | Duncanville, Texas 75116



### DESCRIPTION:

- Just east of the Wheatland Rd & Cedar Ridge Dr intersection
- Easy Access & Excellent Visibility
- Located less than 1.5 miles south of I-20 and less than 2 miles west of US Hwy 67
- Purchase Price: \$950,000

### DEMOGRAPHICS:

	1 mile	3 miles	5 miles
2019 Population	12,049	95,293	189,114
Daytime Population	18,315	85,858	189,080
Average HH Income	\$80,944	\$68,128	\$71,218

### AVAILABLE:

Contact Broker for Details

### TRAFFIC COUNTS:

Wheatland Rd: 15,912 VPD  
Cedar Ridge Dr: 16,687 VPD  
San Jacinto Dr: 5,910 VPD  
(Kallibrate 2019)

### AREA RETAILERS:



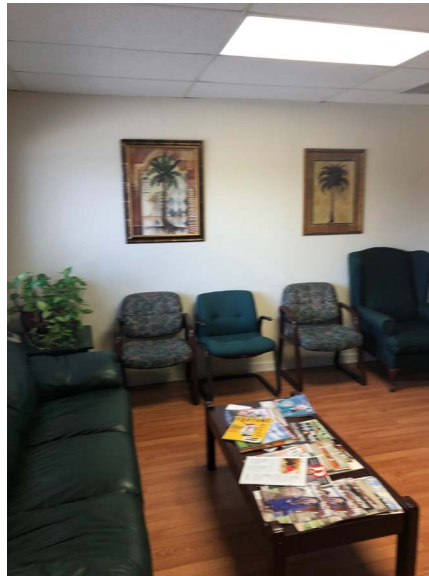
Melissa Huffman | [mhuffman@omnigroup.cc](mailto:mhuffman@omnigroup.cc) | (817) 296-6455



# FOR SALE

## INCOME PROPERTY

606 W. Wheatland Rd | Duncanville, Texas 75116



Melissa Huffman | [mhuffman@omnigroup.cc](mailto:mhuffman@omnigroup.cc) | (817) 296-6455

All information contained herein is from sources deemed reliable; however, no presentation or warranty is made to the accuracy thereof.



# FOR SALE

## INCOME PROPERTY

606 W. Wheatland Rd | Duncanville, Texas 75116



Melissa Huffman | [mhuffman@omnigroup.cc](mailto:mhuffman@omnigroup.cc) | (817) 296-6455

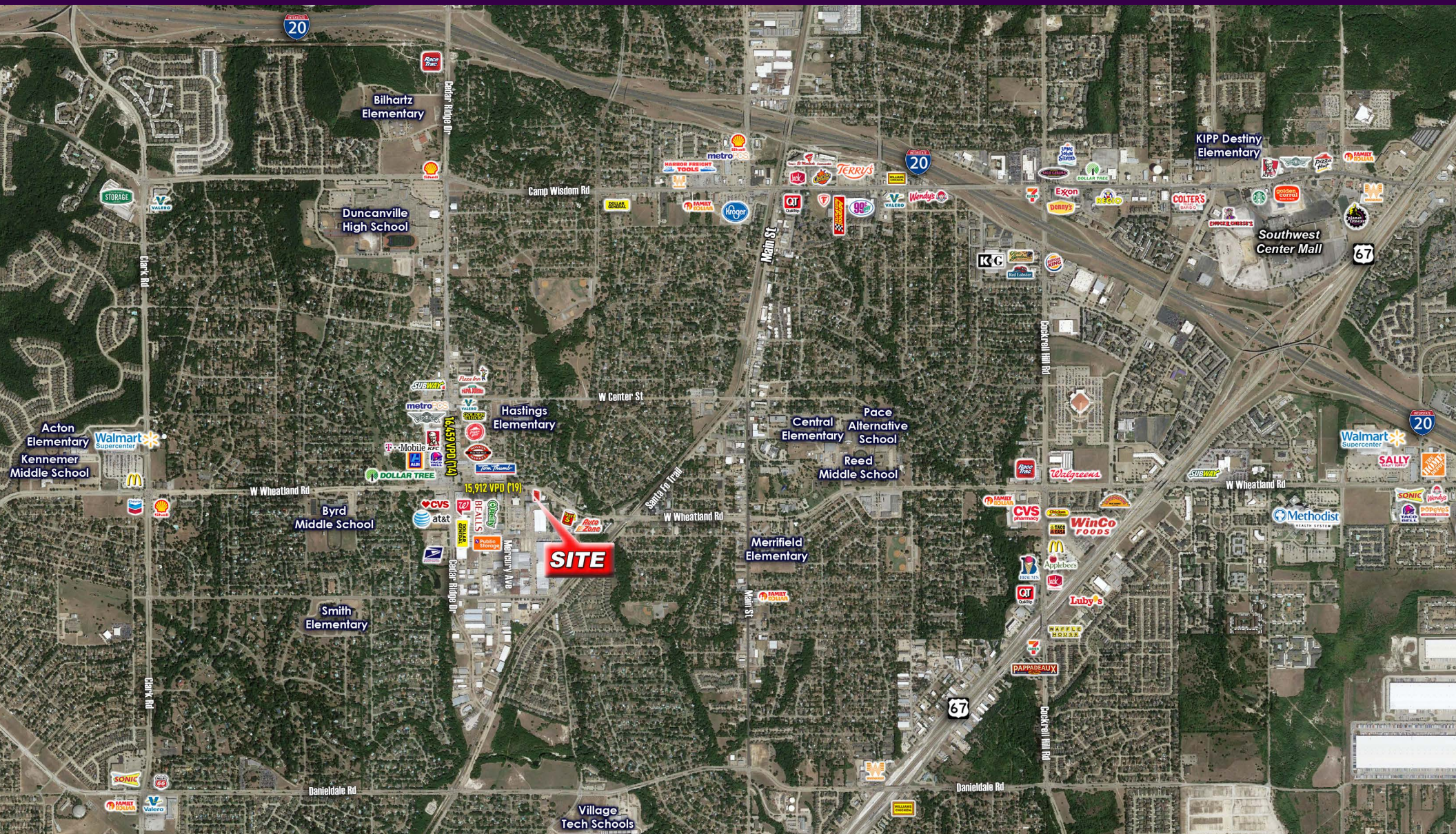
All information contained herein is from sources deemed reliable; however, no presentation or warranty is made to the accuracy thereof.



# FOR SALE

## INCOME PROPERTY

606 W. Wheatland Rd | Duncanville, Texas 75116



Melissa Huffman | [mhuffman@omnigroup.cc](mailto:mhuffman@omnigroup.cc) | (817) 296-6455

All information contained herein is from sources deemed reliable; however, no presentation or warranty is made to the accuracy thereof.